

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/8 Delaware Avenue, 312' NE * ZONING COMMISSIONER
of the c/1 of Riverdale Avenue (406 Delaware Avenue)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 91-218-A
William C. Scheler, Sr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a building lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition was Gordon Riffe, Contract Purchaser. There were no Protestants.

Testimony indicated that the subject property, known as 406 Delaware Avenue, consists of 7,250 sq.ft. zoned D.R. 5.5 and is presently vacant. Said property, also known as Lot 9 of Essex, is located within the Chesapeake Bay Critical Areas near Back River. Petitioners have entered into a contract to sell the subject property to Mr. & Mrs. Riffe who are desirous of building a single family dwelling and detached two-car garage thereon as indicated on Petitioner's Exhibit 1. However, the lot width does not meet current zoning regulation requirements. Testimony presented indicated the subject property is located within a subdivision which was developed with 50-foot wide lots in the late 1920s, early 1930s. Mr. Scheler testified that his grandmother purchased Lots 7, 8 and 9 in 1930 and that he was born and raised in the dwelling on Lot 8. He testified that Lot 7 was sold in December, 1990 and Lot 8 was sold in May, 1990. Testimony indicated there is no other available land on either side of the

subject property to provide the additional acreage required. Further testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of

the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15 day of February, 1991 that the Petition for Zoning Variance to permit a building lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's

Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall not allow or cause the proposed detached garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters and no kitchen or bathroom facilities.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 23, 1991, attached hereto and made a part hereof.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 1/14/91
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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 1, 1991

Mr. & Mrs. William C. Scheler, Sr.
3614 Dahlia Lane
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
NW/8 Delaware Avenue, 312' NE of the c/1 of Riverdale Avenue
(406 Delaware Avenue)
15th Election District - 5th Councilmanic District
William C. Scheler, Sr., et ux - Petitioners
Case No. 91-218-A

Dear Mr. & Mrs. Scheler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. & Mrs. Gordon E. Riffe
517 S. Marlyn Avenue, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
Tawes State Office Bldg., D-4, Annapolis, Md. 21404

DEPREM

People's Counsel

File

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-218-A CRITICAL AREA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. B002.3.1. To Allow a building lot width of 50' in lieu of the required 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. Relief can be granted in the case due to the layout of this community each lot in the area is 50'. Therefore the variance sought here would be standard with lots located here locally.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Gordon E. Riffe/Dahlia Lane
(Type or Print Name)

Gordon E. Riffe/Dahlia Lane
Signature

517 S. Marlyn Ave.
Address

Baltimore, MD 21221
City and State

687-6270
City and State

483-1300
City and State

3614 Dahlia Ln
Address

Baltimore, MD 21220
City and State

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Legal Owner(s):

Gordon E. Riffe/Dahlia Lane
(Type or Print Name)

Gordon E. Riffe/Dahlia Lane
Signature

517 S. Marlyn Ave.
Address

Baltimore, MD 21221
City and State

687-6270
City and State

483-1300
City and State

3614 Dahlia Ln
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3614 Dahlia Ln
Address
Baltimore, MD 21220
City and State
Phone No. 687-6386
687-6364

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Address

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Phone No.

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-218-A
NW/8 Delaware Avenue, 312' NE of c/l Riverdale Avenue
406 Delaware Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): William C. Scheler, Sr., et ux
Contract Purchaser(s): Gordon E. Riffe, et ux
HEARING: WEDNESDAY, JANUARY 30, 1991 at 11:00 A.M.
Variance to allow a building lot a width of 50 ft. in lieu of the required 55 ft.
J. Robert Haines
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Jan 19 1991
This is to Certify, That the annexed
Use No. 91-218-A

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the four day of Jan, 19 91
J. Robert Haines Publisher.



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-5150
Number

receipt

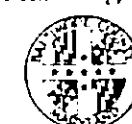
91-218

Date
1/19/91
PAID TO: HONORARY FEES
100% POSTING FEE
LAST NAME OF PROPERTY OWNER
CASHIER VALIDATION

Please Make Checks Payable To: Baltimore County 3040-80052104RC \$77.24

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1/25/91

Gordon E. Riffe, et ux
517 S. Marlyn Avenue
Baltimore, Maryland 21221

RE:
Case Number: 91-218-A
NW/8 Delaware Avenue, 312' NE of c/l Riverdale Avenue
406 Delaware Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): William C. Scheler, Sr., et ux
Contract Purchaser(s): Gordon E. Riffe, et ux
HEARING: WEDNESDAY, JANUARY 30, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 77.24 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 14, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-218-A
NW/8 Delaware Avenue, 312' NE of c/l Riverdale Avenue
406 Delaware Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): William C. Scheler, Sr., et ux
Contract Purchaser(s): Gordon E. Riffe, et ux
HEARING: WEDNESDAY, JANUARY 30, 1991 at 11:00 a.m.

Variance to allow a building lot a width of 50 ft. in lieu of the required 55 ft.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: William Scheler, et ux
Gordon E. Riffe, et ux

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-5150
Number

receipt

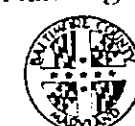
Date

PAID TO: HONORARY FEES
100% POSTING FEE
LAST NAME OF PROPERTY OWNER

Please Make Checks Payable To: Baltimore County 3040-80052104RC \$55.06

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 22, 1991

Mr. & Mrs. William C. Scheler, Sr.
3614 Dahlia Lane
Baltimore, MD 21220

RE: Item No. 223, Case No. 91-218-A
Petitioner: William C. Scheler
Petition for Zoning Variance

Dear Mr. Scheler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

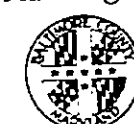
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Gordon E. Riffe
517 South Marlyn Avenue
Baltimore, MD 21221

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 19th day of December, 1990.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman,
Zoning Plans Advisory Committee

Petitioner: William C. Scheler, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: January 10, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: William Scheler, Jr., Item No. 223

The petitioner is requesting a Variance to permit a 50 ft. width in lieu of the minimum 55 ft. required. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.

- Any applications for building permits shall include a copy of the site plan and the commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

A restriction should be placed on the Order prohibiting any living quarters, kitchen or bathroom facilities in the garage and limiting the storage to being the personal property of occupants of the principal dwelling only.

received
1/17/91

William Scheler, Jr., Item No. 223
Page 2
January 10, 1991

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM223/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering
601 Bosley Avenue, Suite 405
Towson, MD 21204
887-3551
Fax 887-5784

January 8, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 216, 217, 218, 220, 223, 227 and 229.

Very truly yours,

Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
JAN 9 1991

ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5300
(800) 887-4500
Paul H. Reincke
Chief

DECEMBER 13, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WILLIAM C. SCHELER
Location: #406 DELAWARE AVENUE

Item No.: 223 Zoning Agenda: DECEMBER 16, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group
Special Inspection Division

JK/REK

received
12/14/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
DECEMBER 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM # 223
PROPERTY OWNER: Legal Owner: William C. Scheler.
CONTRACT PURCHASER: Gordon E. Riffe, Jr.
LOCATION: 406 Delaware Avenue, 1/2 mi. NE of centerline
Riverside Avenue (#406 Delaware Avenue)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ARE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- (X) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE). VARIANCE WILL COMPLY TO SECTION 516.0 WHEN FILING FOR PERMIT.
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: January 23, 1991

FROM: Mr. Donald C. Outen

SUBJECT: Petition for Zoning Variance - Item 223
Scheler Property
Chesapeake Bay Critical Area Findings

RECEIVED
JAN 31 1991

ZONING OFFICE

SITE LOCATION

The subject property is located at 406 Delaware Avenue in Essex. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. William C. Scheler, Sr.

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 of the Baltimore County Zoning Regulations to permit a buildable lot with a 50 foot width in lieu of the required 55 foot minimum width.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." (COMAR 14.15.10.01.0)

Memo to Mr. J. Robert Haines
January 23, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-216(a)).

Finding: This property is located approximately 600 feet from the tidal waters of Back River. No disturbance of the buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" (Baltimore County Code Sec. 22-98).

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site, therefore, no filling of wetlands shall occur.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." (Baltimore County Code Sec. 22-216)

Finding: To comply with the above regulation, the applicant proposes that rooftop runoff shall be directed through downspouts and into Dutch drains or dry wells. This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

In addition, the applicant proposed to plant two trees and several shrubs. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 8, 1990

FROM: Robert W. Reincke, P.E.

RE: Zoning Advisory Committee Meeting
for December 10, 1990

The Department of Planning and Zoning has reviewed the subject zoning item and has no comments for items 216, 217, 218, 220, 223 and 229.

For item 227, a County Zoning Board finding is required.

For item 229, the applicant's Zoning Group comments are applicable.

Robert W. Reincke
Robert W. Reincke, P.E.
Baltimore County Engineering Division

RWR:es

Dear Sir,

I am writing to request for a hearing as soon as possible for a variance applied for by me to develop a lot located at 406 Delaware Avenue in the Essex area. The variance I am applying for is to authorize building on a 50 ft wide lot in lieu of a 55 ft wide lot. The item # is 223.

What ever can be done to speed up the process would be greatly appreciated. I am in the Air National Guard at Martin State Airport and as a crewmember on the C-130 Aircraft, we have been extremely busy with Desert Shield Operations. With the upcoming dead line of January 15, 1991 the possibility is very good for our unit to be tasked to a higher level of participation in Airlift supporting the Desert Shield operation, as airlift is our main mission.

Any help you may be able to render would be deeply appreciated, that we may be able to settle for the property, before our involvement increases. I may not be available after 15 Jan. 91 for 6 months or longer. If possible Dec 26 thru 31 & Jan 1 thru 14, are open with the property owners and myself.

Thank you so much for any assistance you may be able to give.

Sincerely,

Gordon E. Riffe
Gordon E. Riffe
517 South Marlyn Ave
Baltimore, Maryland 21221
Phone H 391-7838
W 887-6270 X437

RECEIVED
DEC 11 1990
ZONING OFFICE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 406 DELAWARE AVE

Subdivision name: Essex
plat book # 3, folio 18, lot # 9, section # A

OWNER: William C. Scheler

PETITIONER'S EXHIBIT 1

91-218-A

Scale of Drawing: 1" = 50'

North arrow pointing up, prepared by: GER

LOCATION INFORMATION

Councilmanic District: 5th
Election District: 15th
1"=200' scale map: NE 16
Zoning: DE 5-5
Lot size: 217 square feet

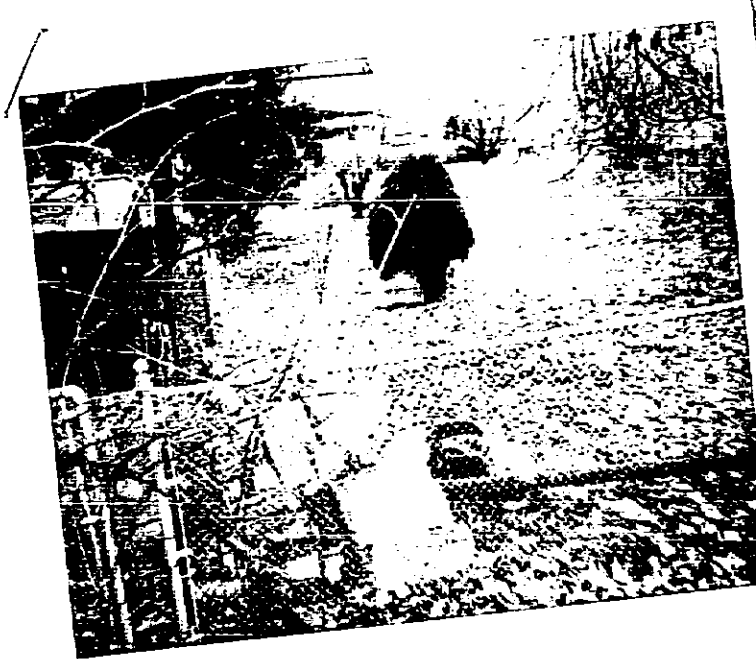
SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO

Chesapeake Bay Critical Area:
Prior Zoning Hearings: NONE

CRITICAL AREA

Zoning Office USE ONLY!
reviewed by: CAM ITEM #: 223 CASE#:

CASE #: 91-

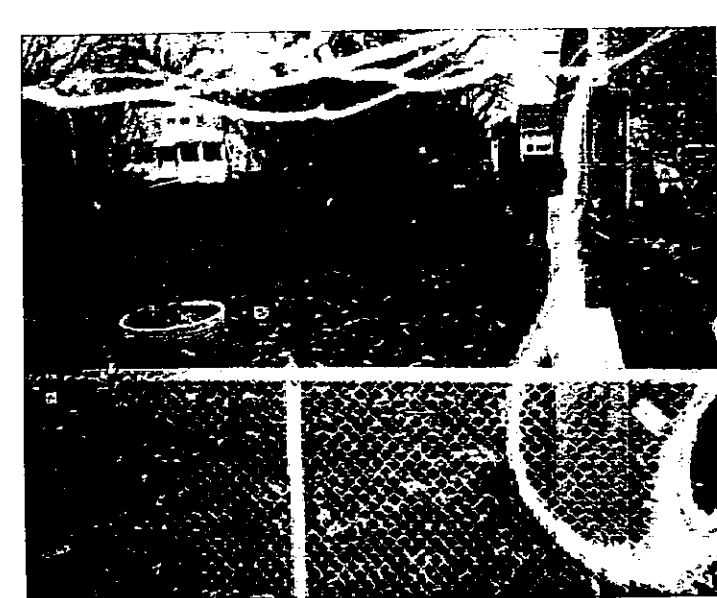
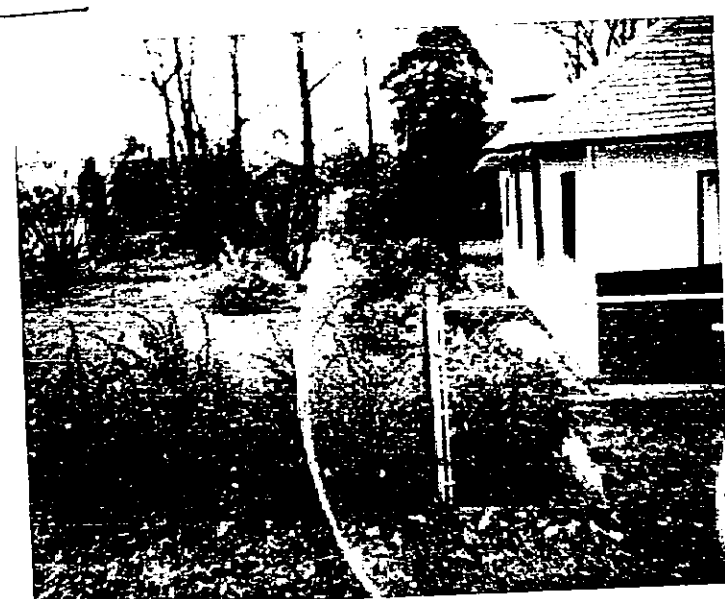


PETITIONER'S EXHIBIT #3

CASE #: 91-218-A



PETITIONER'S EXHIBIT #2



ZONING MAP
County Council
1988
7-88, 148-88, 149-88, 150-88
City Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION ESSEX	SHEET N.E. 1-G
DATE OF PHOTOGRAPHY JANUARY 1986		

